

AT THE WORK SESSION AND PUBLIC HEARING OF THE CULPEPER COUNTY BOARD OF SUPERVISORS HELD IN THE CULPEPER MIDDLE SCHOOL FORUM, ON WEDNESDAY, NOVEMBER 17, 2004.

Board Members Present:

John F. Coates, Chairman
Steven L. Walker, Vice-Chairman
William C. Chase, Jr.
Sue D. Hansohn
James C. Lee
Steven E. Nixon
Brad C. Rosenberger

Staff Present:

Frank T. Bossio, County Administrator
J. David Maddox, County Attorney
John C. Egertson, Planning Director
Paul Howard, Director of Environmental Services
Sam McLearen, Zoning Administrator
Peggy S. Crane, Deputy Clerk

CALL TO ORDER

Mr. Coates, Chairman, called the work session to order at 5:00 p.m. and announced the purpose of the work session was to hear an update on **CASE NO. Z-403-04-1**. Request by Centex Homes, Kenneth Thompson, Minnie Thompson, Newwales, L.C., South Wales Utility, Inc., and South Wales, L.P. to rezone 1,754.07 acres from A-1, RA, R-1 and R-2 to PUD (Planned Unit Development). The proposal would allow for up to 774 dwelling units and 398,000 square feet of retail and office/employment space. The property is located on Routes 211, 229 and 621 in the Jefferson Magisterial District. The Culpeper County Comprehensive Plan designates this area for commercial, low and medium density residential development. Tax Map/Parcel Nos. 7/1, 1A, 1B, 1C, 2, 2A and 8/1 (Portion), 1B.

AGENDA – ADDITIONS AND/OR DELETIONS

Mr. Lee moved, seconded by Mr. Walker, to approve the agenda as published.

Mr. Coates called for voice vote.

Ayes – Chase, Coates, Hansohn, Lee, Nixon, Rosenberger, Walker

Motion carried 7 to 0.

WORK SESSION AND PUBLIC HEARING ON CASE NO. Z-403-04-1

Dominion Reporting, Inc. prepared a verbatim transcript of the work session and public hearing. See attachment #1 for details of work session and public hearing.

At the conclusion of the public hearing, the following motions were made:

Mr. Walker moved that Case No. Z-403-04-1 be sent back to the Planning Commission.

Motion died for lack of second. (Motion on pages 122-123).

Mr. Lee moved, seconded by Mr. Nixon, to postpone the case until the December Board meeting to allow for additional information to be submitted.

Mr. Coates called for voice/show of hands vote.

Ayes – Chase, Lee, Nixon

Nays – Coates, Hansohn, Rosenberger, Walker

Motion failed 4 to 3.

(Motion to postpone on pages 122-123; vote on motion to postpone pages 134-135)

Mr. Walker moved, seconded by Mr. Rosenberger, to send the case back to the Planning Commission. (Motion on page 146)

Mr. Coates called for voice/show of hands vote.

Ayes – Hansohn, Rosenberger, Walker

Nays – Chase, Coates, Lee, Nixon

Motion failed 4 to 3.

Mr. Chase moved to postpone until the January Board meeting. Mr. Chase withdrew his motion. (Motion on page 148)

Mr. Nixon moved to postpone until the December Board meeting.

The motion was not recognized because same motion failed previously with Nixon voting in favor.

Mr. Coates called for a recess at 8:27 p.m.

Mr. Coates called the meeting back to order at 8:35 p.m.

Mr. Nixon moved, seconded by Mr. Lee, to postpone the Village Water and Sewer Agreement and Case No. Z-403-04-1 until the January 4, 2005 Board meeting. (Motion on page 150)

Mr. Coates called for voice/show of hands vote.

Ayes – Chase, Coates, Lee, Nixon

Nays – Hansohn, Rosenberger, Walker

Motion carried 4 to 3.

ADJOURNMENT

Mr. Nixon moved to adjourn at 8:40 p.m.

Peggy S. Crane, CMC
Deputy Clerk

John F. Coates
Chairman

ATTEST:

Frank T. Bossio
Clerk to the Board

APPROVED: February 1, 2005